

**CITY of HOT SPRINGS PLANNING COMMISSION
REGULAR MEETING
OCTOBER 08, 2009
MINUTES**

INVOCATION:

Commissioner Barbara Lewis offered an invocation for those in attendance.

PLEDGE OF ALLEGIANCE:

Commissioner John Mory led those in attendance in the Pledge of Allegiance.

ROLL CALL of PLANNING COMMISSIONERS:

PRESENT: Commission Chair Larry Raney, Commissioner Richard McGrew, Commissioner John Mory, Commissioner Charles Smith, Commissioner James Clopton, Commissioner Barbara Lewis, and Commissioner Lee Foster.

ABSENT: Commissioner Jane Campbell and Commissioner Gary Westerman.

ALSO PRESENT: William Grimes, AICP, Principal, Studio Cascade, Inc., Kathleen Sellman, Director Planning and Development, Richard Stauder, Planning Coordinator, Jeffrey Griffin, Planning Assistant, and Janell Beard, Planning Staff Assistant

Call to Order -

Planning Commission Chair Larry Raney welcomed those in attendance and called the regular meeting of Thursday, October 08, 2009 to order at 6:00 p.m.

Consider Previous Minutes –

Motion by Commissioner McGrew, second from Commissioner Foster, **ADOPTED**, to accept the September 10, 2009 Planning Commission minutes as submitted.

Upon Voice Vote:

Ayes: All present

Nays: None

Absent: Commissioners Campbell and Westerman

Consider Approval of Agenda –

Motion by Commissioner Mory, second from Commissioner Lewis, **ADOPTED**, to approve the September 10, 2009 agenda as amended.

Upon Voice Vote:

Ayes: All present

Nays: None

Absent: Commissioners Campbell and Westerman

OLD BUSINESS:

1. Conditional Use (CU-09-0055) - Elliott's (U-Haul) Mini Storage - Request for commercial operation for the leasing and rental of trucks and trailers as a U-Haul Rental agent. -1005 E Grand Ave, Corner of Polk Place and Grand Avenue - District 2 - C-4.

Director Sellman presented the application from Randy Elliott and Michael Dane for a conditional use to operate a U-Haul rental agency for the leasing of trucks and trailers at 1005 E

Grand Avenue, on the corner of Polk Place and Grand Avenue, which is in District 2, and zoned C-4, Regional Commercial / Open Display District.

Motion by Commissioner McGrew, second from Commissioner Mory, **ADOPTED**, to amend motion to approve contingent on staff recommendations for conditions of approval for a Vehicle Rental Conditional Use at 1005 E. Grand Avenue, and approve the waiver request allowing 24 months for all surfaces subject to wheeled traffic to paved, subject to the following conditions, because when these conditions are applied the development plan submitted, and the proposed use demonstrate compliance with HSC 16-2-97 and 16-2-72 as detailed as follows:

1. The proposed landscaping and green space shall be installed as shown on the development plan and a minimum of 25' wide green space shall also be installed within 60 days and maintained on the private property along the entire frontage of 1007 East Grand. All green space and landscaping installation shall be complete before December 10, 2009; and
2. At least 8 trees (not crepe myrtles and approved by the Urban Forester) shall be installed before December 10, 2009 at or near 30' intervals in the green space along the front property line; and
3. The applicant shall secure and maintain the appropriate Business Licenses for Air Serve and U-Haul uses before October 15, 2009; and
4. The property shall become compliant, and maintain compliance with the sign ordinance before October 15, 2009. A sign permit is required prior to any sign installation; and
5. This conditional use is for a moving van rental business, such as U-Haul. Additional vehicle uses requiring conditional use or other uses not allowed by the zoning code at this location are not approved; and
6. The area for rental vehicle display shall be in the fenced area of the 1007 E. Grand Avenue property and behind the building at the 1005 E. Grand Avenue property and not on the 1027 E. Grand property (Self Storage Units) or in the front parking area of 1005 E. Grand; and
7. All surfaces subject to wheeled traffic will be paved in accordance with Hot Springs Code before October 10, 2011. Any areas not so paved after this date is an area not to be subject to wheeled traffic, vehicle parking or rental vehicle display; and

8. The development site shall be constructed/developed in accordance with the approved site plan including, but not limited to, location of buildings, walkways, driveways, parking areas, screening and landscaping; and

9. All construction and construction activity is to be accomplished in strict accordance with permit conditions and requirements and with applicable technical codes and specifications whether or not submitted for staff review or Planning Commission approval; and

10. Failure by the applicant or property owner to complete and fulfill all above conditions of approval or Hot Springs codes related to this use, or any violations of this conditional use shall be grounds for the Enforcement Officer to present to Planning Commission a request to revoke this conditional use. As applied for by Randy Elliott and Michael Dane for a conditional use to operate a U-Haul rental agency for the leasing of trucks and trailers at 1005 E Grand Avenue.

Upon Roll Call Vote:

Ayes: Commissioners Mory, Lewis, Smith, Clopton, Foster, McGrew and Raney.

Absent: Commissioners Campbell and Westerman

Motion by Commissioner Lewis, second from Commissioner Foster, **ADOPTED**, to bring to the table for discussion.

Upon Roll Call Vote:

Ayes: Commissioners McGrew, Mory, Lewis, Smith, Clopton, Foster and Raney.

Absent: Commissioners Campbell and Westerman

Public Hearing – Opened at 6:15 p.m.

- a. Ken Vadnais, 4809 W 65th Avenue, Little Rock, AR 72209 stated that U-Haul Rental Agency has a sustainability policy that recognizes truck sharing as a convenience and lowers the carbon footprint. Mr. Vadnais stated 3 months is reasonable for landscape upgrade; but asphalt parking area is not friendly to the environment, and creates a financial hardship for the small business.
- b. Randy Elliott 1005 E. Grand Avenue, Hot Springs, AR 71901 stated he moved his heating and air conditioning service from Mena to Hot Springs; a community that he was drawn to. Mr. Elliott stated his business is growing and he has diversified his business to include his heating and air conditioning service, U-Haul Rental Agency, and mini-storage units, which complements the truck and trailer leasing. Mr. Elliott stated he operated on his business license from Mena for first couple of years, and that he would obtain separate business license for U-Haul Rental Agency. Mr. Elliott cited the removal of the streamers.

Public Hearing – Closed at 6:20 p.m.

DISCUSSION:

Commissioner Lewis asked if Mr. Elliott had obtained the business license that is required by October 15, 2009.

NEW BUSINESS:

2. Conditional Use (CU-09-0094) - Garland County Library - Addition of 36 parking spaces to an existing parking lot, for a total of 228 parking spaces - 1427 Malvern Ave, East side of Malvern, approx. 450 ft north of Cones Road - District 2 - C-2

Director Sellman presented the application from John Wells, Director Garland County Library and John Starnes, Harris Architecture to add 36 parking spaces on the northwest portion of the property, to an existing parking lot for a total of 228 parking spaces.

Motion by Commissioner McGrew, second from Commissioner Clopton, **ADOPTED**, to amend motion of approval contingent on staff recommendations to approve the Conditional Use Permit/Malvern Avenue Overlay District Site Plan Review for the construction of the proposed 36 space auxiliary off-street hard surface parking lot on the Garland County Library property with the following conditions:

1. The subject site shall be constructed/developed in strict accordance with the approved site plan including, but not limited to, parking lot design, lighting, driveway width and location, stairway and landscaping;
2. Full compliance with all storm water permitting and water quality regulations as applicable to the project, including a retention and detention plan if required; and
3. The exterior parking lot lighting is to be so positioned and designed as to retain all exterior illumination on the subject property.

Upon Roll Call Vote:

Ayes: Commissioners Smith, Clopton, Foster, McGrew, Mory, Lewis, and Raney.

Absent: Commissioners Campbell and Westerman

Motion by Commissioner Clopton, second from Commissioner Foster, **ADOPTED**, to approve Conditional Use application from John Wells, Garland County Library for an addition of 36 parking spaces to an existing parking lot, for a total of 228 parking spaces.

Upon Roll Call Vote:

Ayes: Commissioners Lewis, Smith, Clopton, Foster, McGrew, Mory, and Raney.

Absent: Commissioners Campbell and Westerman

Public Hearing – Opened at 6:25 p.m.

- a. Rico Harris, 105 Blue Sage Court, Hot Springs, AR 71901 represented the application for Garland County Library to expand existing parking lot on the northwest corner of the property by adding 36 spaces.

Public Hearing – Closed at 6:27 p.m.

DISCUSSION:

Commissioner Clopton inquired if screening is required, and if the lighting in the parking area meets the requirements.

Director Sellman stated screening was not required for this application.

3. Conditional Use (CU-09-0096) - Hillcrest Children's Home - An application to construct 26 Independent Transitional Living Units - An Amendment to CU-09-0044 approved May 14, 2009 to construct 12 apartments, to serve as independent living units, a pavilion and a fence. - 2325 Malvern Ave, On north side of Malvern Avenue, at the intersection of Carpenter Dam Road and Malvern Avenue - District 6 - R-2

Director Sellman presented the application from Hillcrest Children's Home to construct 26 Independent Transitional Living Units on the same site as the 12 Independent Transitional Living Units that were a part of an application for a Conditional Use that was approved by the Planning Commission May 14, 2009.

Motion by Commissioner McGrew, second from Commissioner Mory, **ADOPTED**, to amend motion of approval to be contingent on conditions of staff recommendation to approve the amended Conditional Use Permit and Article II Multiple Building Site Plan for Hillcrest Children's Home to construct 26 Independent Transitional Living Units at 2325 Malvern Avenue with the following conditions:

1. The subject site shall be constructed/developed in strict accordance with the approved site plan including, but not limited to, building locations, parking areas, building design, facade materials and landscaping;
2. All construction and construction activity is to be accomplished in strict accordance with permit conditions and requirements and with applicable technical codes and specifications whether or not submitted for staff review or Planning Commission approval;
3. Full compliance with all storm water permitting and water quality regulations as applicable to the project, including a retention and detention plan if required;
4. The use of the proposed independent living facility shall be consistent with the use description outlined in the application supplemental information. Any unauthorized use of this structure will be a violation and will be grounds for revocation of this conditional use permit; and
5. Permanent water and wastewater service shall not be provided to this additional structure unless and until the above conditions have been satisfied; and

this approval amends Conditional Use CU-09-0044 received Planning Commission approval on May 14, 2009

to construct 12 apartments independent living units, a pavilion, and a fence.

Upon Roll Call Vote:

Ayes: Commissioners Foster, McGrew, Mory, Lewis, Smith, Clopton and Raney.

Absent: Commissioners Campbell and Westerman

Motion by Commissioner Lewis, second from Commissioner Foster, **ADOPTED**, to approve Conditional Use Permit and Article II Multiple Building Site Plan, an Amendment to CU-09-0044 approved May 14, 2009 to construct 12 apartments, independent living units, and a pavilion.

Upon Roll Call Vote:

Ayes: Commissioners McGrew, Mory, Lewis, Smith, Clopton, Foster, and Raney.

Absent: Commissioners Campbell and Westerman

Public Hearing – Opened at 6:30 p.m.

- a. Terry Buruss 614 Center Street, Little Rock, AR 72201, Architect for Hillcrest Children's Home application for Conditional Use to construct 26 Independent Transitional Living Units cited the approved May 14, 2009 application for Conditional Use for 12 Independent Transitional Living Units, a pavilion, which has been permitted and built, and a fence, for which they are presently seeking a permit. Mr. Buruss stated Mr. Bob Michaels, Assembly of God – Hillcrest Children's Home, received donated funds from a retired contractor in Pennsylvania that enable this project to expand to 26 living units. Mr. Buruss stated that Hillcrest functions as an orphanage; and these units will serve as transitional housing for high school graduates to experience independent living as they enter into college or technical training. The units will also house participants in the surrogate grandparent program and some staff who will share rooms and be on campus on a short term basis. Mr. Buress stated that the parking on the north side of the building will serve as overflow event parking at the multi-purpose building. Mr. Buress stated there are future plans to replace the structures built in the 40's and 50's.

Public Hearing – Closed at 6:35 p.m.

DISCUSSION:

Commissioner Smith inquired if the 24 unit structure would be built on the same site as the approved 12 unit structure; if entire campus is at the disposal of all residences; and if the units share a bathroom? Mr. Buress stated that the 24 unit structure would be built on the same site as the approved 12 unit structure, that the entire campus is at the disposal of the residents, and the units are complete independent living units, no bathrooms are shared.

Commissioner Foster asked for a definition of "short term basis." Mr. Buress stated that 9 months, a school year, is the length of residency in these units that allows the residents a transitional period as they enter into college life or vocational school.

Commissioner Clopton cited concerns with the impact of over 30 vehicles, an average for the number of units, with a single access to Malvern; Mr. Buress stated access and circulation impact on the site will be minimal because the roads have been widened and the turnaround for the emergency vehicles has been installed.

4. Final Subdivision (FS-09-0089) – Wildwood Gardens Phase III – (REMOVED FROM THE AGENDA DUE TO REVISIONS SUBMITTED BY APPLICANT THAT REQUIRE FURTHER STAFF REVIEW – NOVEMBER 12, 2009 PLANNING COMMISSION AGENDA PER APPLICANT) Application to create 19 lots for single-family residences, (Lots 27-45) for Phase III of Wildwood Gardens and eliminate the cul-de-sac at the west end of Cone Flower Court to access adjoining property planning for future development; an amendment to Preliminary Subdivision, Case No. PS-05-0214 – 111 Blue Bell Court, Blue Bell Court / Cone Flower Court , south end of Blue Bell Place, south of Wildwood Circle, south off U.S. Hwy 270, east of Carpenter Dam Road and Malvern Avenue – District 6-R-2

5. Site Plan Approval (SPA-09-0092) – Rowland and Leroy Mobile Home Park – Create 19 spaces for manufactured homes, 17 spaces with a 40’ width, and 2 spaces with a 54’ width; located off Twin Points Road – County – ET

Motion by Commissioner Mory, second from Commissioner Clopton, **ADOPTED**, to approve the Site Plan for Rowland and Leroy Mobile Home Park to create 19 spaces for manufactured homes, 17 spaces with a 40’ width, and 2 spaces with a 54’ width, located off Twin Points Road, at the intersection Rowland Trail and Leroy Lane, as presented because it complies with the requirements of HSC 16-4-22 and HSC 16-4-77.

Upon Roll Call Vote:

Ayes: Commissioners Smith, Clopton, Foster, McGrew Mory, and Raney

Nays: Commissioners Lewis-*due to inadequate access for emergency vehicle response.*

Absent: Commissioners Campbell and Westerman

Motion by Commissioner Foster, second from Commissioner Mory, **FAILED**, to table application until the November 12, 2009 agenda of the Planning Commission to allow the applicant time to reflect the requirement for screening on the site plan for the Site Plan for Rowland and Leroy Mobile Home Park to create 19 spaces for manufactured homes, 17 spaces with a 40’ width, and 2 spaces with a 54’ width, located off Twin Points Road, at the intersection Rowland Trail and Leroy Lane,.

Upon Roll Call Vote:

Ayes: Commissioners Foster and McGrew

Nays: Commissioners Smith, Clopton, Mory, Lewis, and Raney

Absent: Commissioners Campbell and Westerman

Motion by Commissioner Clopton, second from Commissioner Mory, **FAILED**, to amend motion to approve the Site Plan for Rowland and Leroy Mobile Home Park to create 19 spaces for manufactured homes, 17 spaces with a 40’ width, and 2 spaces with a 54’ width, located off Twin Points Road, at the intersection Rowland Trail and

Leroy Lane, with requirement that a 6' opaque fence be erected on the north side of the property, parallel with Twin Points Road.

Upon Roll Call Vote:

Ayes: Commissioners Mory, Smith, Clopton, Foster

Nays: Commissioners Lewis, McGrew and Raney

Absent: Commissioners Campbell and Westerman

Motion by Commissioner Mory, second from Commissioner Foster, **WITHDRAWN**, to amend motion of approval with the condition that screening is a requirement for the Site Plan for Rowland and Leroy Mobile Home Park to create 19 spaces for manufactured homes, 17 spaces with a 40' width, and 2 spaces with a 54' width, located off Twin Points Road, at the intersection Rowland Trail and Leroy Lane,.

Motion by Commissioner Mory, second from Commissioner Clopton, **ADOPTED**, to grant Site Plan Approval (SPA-09-0092) – Rowland and Leroy Mobile Home Park – Create 19 spaces for manufactured homes, 17 spaces with a 40' width, and 2 spaces with a 54' width; located off Twin Points Road.

Ayes: Commissioners McGrew, Mory, Lewis, Smith, Clopton, Foster and Raney.

Absent: Commissioners Campbell and Westerman

Public Hearing – Opened at 6:40 p.m.

- a. Milton Raabe 138 Hillside Place, Hot Springs, AR 71901 presented the project and stated the project is in the County and meets all the standards. Mr. Raabe stated there would be 2 off street parking spaces for each pad. Mr. Raabe stated his client is not interested in fencing because it would block the view of oncoming traffic.
- b. Chad McGue 123 Kathy Lane, Hot Springs, AR 71913 stated a delay in a decision would cause him a financial concern; and that there would be no tree cutting activity on Twin Points side of property, retaining the existing green buffer.
- c. Jorge Garcia 228 Old Hickory, a Forest Lakes home owner cited his concerns with the devalue of property as an impact of construction of a mobile home park, that has been historically negative impact of a mobile home park; Mr. Jorge Garcia stated he is Justice of the Peace in District 4 in Garland County and that 200 constituent have voiced their opposition to the mobile home park and the Planning Commission should be aware of the opposition because of safety and devaluation. Mr. Garcia stated the traffic flow from Twin Points is currently a hazardous situation; the housing in a mobile home park is a concentrated fashion that the traffic hazards are elevated, as well as fire and police emergencies. Mr. Garcia stated that Forest Lakes homes represents a 30,000 – 40,000 annual tax base, a mobile home park will have a sizable impact on the Forest Lakes homes that typically start at a minimum value of 230,000 that serves as an economic engine to the community, and contribute sizable amounts, subdivisions like Forest Lakes surpass mobile home parks. Mr. Garcia stated there are 229 signatures in opposition.
- d. Elliott Moore, 122 Havelock Place, Hot Springs, AR 71913 presented the Planning Commission with a petition of opposition regarding the proposed mobile home park at Rowland and Leroy that contained 229 signatures citing the concerns of a presence of a high density mobile home park would have a negative effect on property and resale values, the tax base, and decrease the quality of life. Mr. Moore cited Arkansas State statutes Sections 14-56-505, 14-17-305, and 14-17-301 for the purpose of a Planning

Commission; and cited his concern with Staff perspective that the standards are for review and not land use. The petition stated reasons of opposition as: 1. A large increase in road traffic; 2. An increase in noise levels; 3. High density mobile home parks are visually degrading; 4. A common perception that mobile home parks are trashy, high crime areas; 5. Do not want to establish a negative pattern of development that degrades property. Mr. Moore inquired if the City of Hot Springs would provide adequate fire protection; then cited Lake Hamilton Fire District as the jurisdiction. Mr. Moore requested the application be delayed to contact attorney or appraisal of mobile home park impact on surrounding properties. Mr. Moore stated that the existing mobile home park is a small one on the leg of Burchwood Bay, near Central Avenue that is a mess, and there are 2 mobile home parks within a 1 mile radius. Mr. Moore stated he is of the opinion that the Twin Points Mobile Home Park has had a negative impact on property values.

- e. Curtis Jensen, 811 Twin Points, Hot Springs, AR 71913 stated he was an adjacent property owner to the proposed mobile home park where there are large trees and a wooded buffer. Mr. Jensen stated he would like to see a large buffer retained between the properties. Mr. Jensen cited trash and traffic safety as concerns. Mr. Jensen stated he had contacted 12 realtors who were of the opinion that mobile homes parks decrease the value of surrounding properties and create a rise in crime rates.
- f. Tiffany Story, 108 Leroy Lane, Hot Springs, AR 71913 stated the width of Leroy Lane is 1 car width, and cars will have to pull over to pass an oncoming vehicle. Ms. Story stated that she has lived across from the proposed entrance to the mobile home park for 7 ½ years, and the area has been crime free. Ms Story stated she fears for her 5 year old daughter should the mobile home park be approved due to the increase in crime. Ms. Story stated that 2 years ago they built an 800 square foot addition onto their residence and said she is afraid they won't be able to afford to sell home; she wondered if there was anything that could be done to assure that property values don't go down.
- g. Janice O'Donnell 145 Havelock, Hot Springs, AR 71913 stated that Leroy Lane is not wide enough for 2 cars to pass at the same time

Public Hearing – Closed at 7:00 p.m.

DISCUSSION:

Director Sellman stated the Arkansas State statute 14-56-505(4) cites the General Purpose for Planning Commission, 14-17-301 that enables administrative decision in the form of a checklist; legislation does not authorize the City of Hot Springs to consider compatible uses; the standards of an Article II application do not apply to un-zoned property to determine compliance. Director Sellman stated the parcels of the application are an existing subdivided area containing 12 lots that can be developed without approval, and each is entitled to a driveway. Director Sellman stated the necessity for requirements of approval would impose above and beyond since the application is a residential project in a residential area which has a lesser standard.

Commissioner Foster asked if the 229 signatures on the petition were all in opposition to the proposed mobile home park.

Commissioner Raney inquired about the source of the signatures, and if the comments in opposition were broken down; cited concerns regarding street parking, potentially obstructing emergency vehicles, and there are 2 access points provided by Burchwood Bay and at Twin Points. Commissioner Raney stated if screening is a requirement, give application back to applicant to update site plan

Commissioner Smith stated the neighboring Forest Lakes home is development of new homes, so the number of homes in the area is not the issue of concern by those opposed to the mobile home park, it is the type of home that is of concern; Higdon Ferry Road and Twin Points Road are being improved to address traffic concerns, and Burchwood Bay could be used; cited an existing mobile home park in the area.

Commissioner McGrew asked if additional time would be needed for Mr. Moore to provide a study of the impacts and appraisal of properties in reference to a mobile home park; agrees Leroy Lane is a narrow road, but the road is actually 3 feet wider than what is noted by the Lake

Hamilton Fire Chief; water will drain down Leroy Lane toward the primary entrance of the proposed mobile home park. Commissioner McGrew cited validity for some of the people's concerns, and identified the authority is beyond the scope of the Planning Commission because this application is for un-zoned property located outside the city limits.

Commissioner Lewis asked if the Twin Points Mobile Home Park has had a negative impact on property values. Commissioner Lewis stated she agreed with the concerns cited by the people regarding compatible use and traffic hazards, but the authority given the Planning Commission for guidelines and standards have been met. Commissioner Lewis cited concerns of inadequate access, narrow width of street, emergency vehicle access not sufficient.

Commissioner Clopton stated the petition presented by Mr. Moore does not cite objections to other development in the neighborhood; an attempt to zone within 2 miles failed, so the city is not authorized to zone for properties within the county, therefore, it is illegal to consider impacts such as compatible use, crime, public safety, and traffic; this review is for multiple building development. Commissioner Clopton stated "vegetation to remain" too vague, need requirement for minimum height, or require 6 foot opaque fence. Commissioner Clopton stated he is in favor of a delay of action by the Planning Commission for this application. Commissioner Clopton stated that County roads are under the jurisdiction of the Quorum Courts for road improvements.

Commissioner Mory stated his comments mirror Commissioner Clopton's; inquired if the wooded buffer area or opulent screening could become a condition of approval since the application is not an Article II. Commissioner Mory stated the site plan reflects 28 feet width for road, with 12 feet for cleared land for vehicles. Add requirement for screening with a 30 foot vegetation to remain along Wickford on the east, 40 foot buffer along Rowland on the north boundary of Lot19 and Lot 1.

ITEMS FOR DISCUSSION AND ANNOUNCEMENTS

1. PLANNING DIRECTORS REPORT

- a. Director Sellman introduced William (Bill) Grimes, Studio Cascade that has been awarded the contract for the update to the Comprehensive Plan; who first visited the Planning Commission in June, and has been touring the City of Hot Springs for the past three days, booked from sunrise to sunset meeting with leaders in the community and the public on the streets.
- b. Bill Grimes, Studio Cascade cited the 4 priorities contained in their RFP for the update to the Comprehensive Plan as 1.) Solid Community Vision; 2.) Public Involvement; 3.) Consistency; and 4.) Implementation, a road map to achieve the goals established in the Comprehensive Plan. Mr. Grimes stated that Studio Cascade is a partner in the process with the Planning Commission and City Staff. The approach for the process will be 3 targets, 1.) Vision, 2.) Consistency and 3.) Empowerment. Every effort will be made to help educate the public, a process to empower the public. An analysis will be performed to evaluate the real working components of the City of Hot Springs, encompassing the daytime components and the night time components, including the economic machinery of the city. Mr. Grimes stated that his first visit in June he visited the south end of the city and observed the lack of density; evaluated the significance of land consumption, there are unique architectural components throughout the city, performed a physical inventory, and explored the diversity of the social context. Physical – Social and Economic components are fundamental in the update to the Comprehensive Plan. Mr. Grimes stated a 1969-1970 Comprehensive Plan has been uncovered in this process. Mr. Grimes stated he has been speaking with community members, and status reports throughout the process will be available on their website. Mr. Grimes said we will be approaching people where they are comfortable as a part of our community outreach; provide an information booth to

involve the community. Mr. Grimes referenced revolving issues during his conversations with members of the community as: 1.) Annexation; 2.) Leadership – Develop local leaders to empower the community; 3.) Reinvest in downtown owners, Neighborhood reinvestment – lack of street maintenance, property maintenance 4.) City / County partnership.

- c. Director Sellman stated the process will encompass the Planning Commission as the core group in conjunction with the Board of Directors, and ensure the community is involved by meeting with members of the real estate, banking and construction industries. There will be a 3 pronged approach with 1.) The City Manager making appointments from interest areas, receive feedback from advisory committees; look at draft ideas as they come together; 2.) Use existing advisory committees for special focus; 3.) Using city staff, Development Review Committee, utilize all three through staff and Bill's group to forward to Planning Commission who will hold public hearings; then send forward to Board of Directors for a final decision. We need to be assertive with the message, and involve Citizen Green Group, Mayors Youth Council, and generate a big broad effort for community involvement.

- d. Director Sellman stated the issues that the Planning Commission will consider are: 1.) Planning Area; 2.) Higdon Ferry Overlay District, with a draft to be forwarded prior to the next meeting.

ADJOURNMENT: Chairman Raney cited the completion of the agenda and called the meeting adjourned at 8:30 p.m.

Larry Raney, Chair
Planning Commission
City of Hot Springs

Date: _____